

Frederick County Department of Housing and Community Development

520 North Market Street, Frederick, MD 21701

Telephone: 301-600-6091, Fax: 301-600-3585

www.FrederickCountyMD.gov/housing

Hours: 8:00am – 4:00pm



DEPARTMENT OVERVIEW

The Frederick County Department of Housing and Community Development (DHCD) operates a mix of affordable housing programs and resources for low to moderate-income renters, homeowners, homebuyers, and organizations that create and preserve affordable housing

RENTAL ASSISTANCE PROGRAMS

- **Housing Choice Voucher Program (Section 8):** (federal funding)
Rental assistance for very low income households living in market housing –annually serve 500+ households; wait list 500+ currently closed.
- **Bell Court Senior Housing:** (enterprise funding)
County owned rental complex in Woodsboro provides 28 one-bedroom one-level townhomes for very low income seniors; wait list closed; FCDHCD staff perform property management.
- **Rental Allowance Program (RAP):** (state funding)
Short term rental assistance for poverty level homeless or at risk homeless; referrals in partnership with the Religious Coalition for Emergency Human Needs.

HOMEBUYER PROGRAMS

- **HOME Initiatives Program** (federal funding)
Assistance to first time homebuyers for down payments and closing costs; zero percent deferred loans, forgivable after 5 years.

HOMEOWNER REPAIR/REHABILITATION PROGRAMS

- **Special Loan Programs and Maryland Housing Rehab Program** (federal and state funding)
Housing rehab programs to provide loans or grants to low income homeowners for home repairs, housing code violations, home replacements, plumbing, heating, electrical, structural, or handicap modifications, lead removal, and other emergency items.
- **Accessible Homes for Seniors** (state program administered locally).
Funds available to assist homeowners 55 and older to remain in home. Home modifications include widening of doorways, ramps, accessible bathrooms, and house additions.

DEVELOPER PROGRAMS

- **Development Impact Fee Exemption for Affordable Housing** (county funding)
Provides exemption for payment of library and school impact fees for qualifying non profits
- **Deferred Loan Program** (county funding)
Provides -0-% deferred loans to qualifying non-profit/public agency for capital/gap funding to create affordable housing
- **Payment in Lieu of Taxes (PILOT) Program** (county funded)
Provides reduction in property taxes to qualifying non-profit/public agency as demonstration of local support.

OTHER SERVICES AND PROGRAMS

- **Frederick County Livability Code for Renters** (county funding)
Pursuant to Section 6-103 of Article 41B of the Maryland Code, the Livability Code is a complaint based local code designed to protect the public health, safety and welfare in residential structures (limited to rental properties) by establishing minimum property maintenance standards, minimum requirements for means of egress, fire protection systems and other fire safety devices, outlining the responsibilities of property owners and tenants and providing for administration, enforcement, and penalties.
- **Service Linked Housing Program** (state funding)
Provides funding to local service providers, Frederick Community Action Agency and Advocates for Homeless Families, Inc., for 3 resident advocates counselors to link at risk very low income households and/or individuals living in assisted housing with support and recovery services to help prevent homelessness.
- **Emergency Solutions Grant** (federal funding)
Provides pass through funding to local service providers, Heartly House, Inc., and Advocates for Homeless Families, Inc., to operate emergency shelters.
- DHCD serves as a **Resource and Referral Center** to Frederick County residents, maintaining and providing the public with up to date listings and information on assisted and market rate rental housing, shelters, transitional housing and other housing related resources.
- DHCD staff serves as liaison to the **Affordable Housing Council** (AHC) whose purpose is to support the growth of affordable housing throughout Frederick County, including all municipalities. AHC membership consists of elected officials from the County, City and Municipalities; and a cross section of citizens representing consumers, non profits, the religious community, private industry and at large members.

EQUAL HOUSING OPPORTUNITY